QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1247733 DEEDQC
03/19/2025 08 30 57 AM 2 pgs
Fees $12 00 Taxes $0 00

20250319-0019309

LB-QCD-25-2126

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Columbiana

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Marcia A Koren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 20 25

Chasity Barton
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Chasity Barton
Notary Public
State of Ohio
My Commission Expires
February 27, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Marcia A. Koren	**Same as New Owner**	
(NAME)	(NAME)	**070 13 0 105 00**
P.O. Box 230		
(ADDRESS)	(ADDRESS)	
Rogers, OH 44455		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCIA A. KOREN, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARCIA A. KOREN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in the 13th Civil District of Davidson County, Tennessee, described as follows

Beginning on the southeasterly margin of Cliff Drive at a point 1405 feet North of the center of Bridge Avenue or Hydes Ferry Pike, said point being the southwest corner of the property conveyed to Fred K Jones and wife, by deed from Tom Resha and wife, of record in Book 1316, Page 358, Registers Office for said County, thence with Jones' southerly line southeastwardly 275 feet, more or less, to low water mark of Cumberland River, thence with said River, southwestwardly 110 feet, more or less, to the northeast corner of property conveyed to Zeke Collison and wife, by deed from A J Harris and wife, of record in Book 1045, Page 263, said Register's Office, thence with Collison's northerly line, northwestwardly 275 feet, more or less, to a point in the southeasterly margin of Cliff Drive, thence with same northeastwardly 110 feet, more or less, to the point of beginning

Being the same property conveyed to John P Koren from Matthew T Koren, a single man, by Quitclaim Deed, dated February 16, 2004, of record in Instrument No 20040414-0041776, in the register's office of Davidson County, Tennessee

The said John P Koren having since died on February 25th, 2024 His Last Will and Testament was entered into the Probate Court of Columbiana County, Ohio under Case No 2024 ES 00234, naming his wife, Marcia A Koren as sole beneficiary

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **2126 Cliff Drive, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 10th day of March, 2025

Marcia A Koren
Marcia A Koren

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Columbiana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIA A KOREN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of March, 2025

Chasity Barton
Notary Public
My Commission Expires _____
(SEAL)

Chasity Barton
Notary Public
State of Ohio
My Commission Expires
February 27, 2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212